

Tri-County Point Property Owners Associations

14 County Rd 480
Palacios, TX 77465

Amended Fee Schedule

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners association. The undersigned, being a Board Member of the Association, submits this amended instrument on behalf of the Association. This instrument supersedes any prior similar notice filed by the Association. The Association certifies as to the following:

I. The name of the Subdivision(s) is/are BOCA CHICA, Sections One (1) through Eight (8), inclusive.

II. The name of the Corporation is TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, sometimes referred to herein as the "Association."

III. The Association has jurisdiction over the Boca Chica Subdivision, Sections One (1) through Eight (8), inclusive. The maps or plats, respectively, are recorded in the Plat Records of Jackson County, Texas, as follows:

1. Section One (1) -- Slide 156-B;
2. Section Two (2) -- Slide 157-A;
3. Section Three (3), Phase One (1) -- Slide 160 B;
4. Section Three (3) Phase Two (2) -- Slides 161-A and 161-B;
5. Section Four (4) -- Slides 162-A and 162-B;
6. Section Five (5) -- Slide 163-B;
7. Section Five Commercial (5C) -- Slide 164-A;
8. Section Six (6) -- Slide 170-A;
9. Section Seven (7) -- Slides 169 A and 169 B; and
10. Section Eight (8) -- Slides 171-A and 171-B.

IV. The "Restrictions" for each Section of Boca Chica Subdivision are recorded in the Deed Records of Jackson County, Texas, as follows:

1. Sections One (1) and Two (2) -- Vol. 618, P. 1035 et. Seq and Vol. 619, P. 451 et. seq.;
2. Section Three (3), Phases One (1) and Two (2), Section Four (4) -- Vol. 627, P. 1018 et. seq.;
3. Section Five (5) Five Commercial (5C) -- Vol. 648, P. 208 et. seq.;
4. Section Six (6) -- Vol. 667, P. 820 et. seq.;
5. Section Seven (7) -- Vol. 667, P. 829 et. seq.; and
6. Section Eight (8) -- Vol. 680, P. 1052 et. Seq.



Annual Assessment

- Annual Assessments \$216.00 per lot

Architectural Controls Committee Fees

- New Home - \$125.00
- Manufactured Home- \$125.00
- Detached Building \$125.00
- Carport/RV Cover - \$125.00
- RV Placement - \$125.00
- Culvert - \$50.00
- Fence - \$25.00
- Variance for Composite Building Site - \$75.00
- Additions/Modifications - \$50.00
- Approval Extension - \$25.00

Other Fees

- Maintenance on Non-Compliant Property - Actual Costs
- Amenity Access Cards – 1st card \$15.00, 2nd card \$25.00 (limit 2)
- Replacement Amenity Cards - \$50.00 (previously purchased card(s) will be deactivated)
- Administrative Fees for non-compliance/collections notices- \$100.00
- Certified Mail Fees for non-compliance/collections notices- \$50.00
- Interest Fee on Delinquent Assessments - 12% per annum beginning April 1st of each calendar year
- Resale Certificate - \$150.00 per lot
- Updated Resale Certificate - \$75.00 per lot
- Transfer Fee - \$300.00 per lot
- NSF Fee - \$40.00 per transaction
- Lien Affidavit - Actual Legal Costs, Actual Filing Costs, Administrative Fees and Any Transaction Fees
- Release of Lien – Actual Legal Costs, Actual Filing Costs, Administrative Fees and Any Transaction Fees

CERTIFICATION

"I, the undersigned, being the President of Tri-County Point Property Owners Association, hereby certify that the foregoing Fee Schedule was adopted by at least a majority of the Association's Board of Directors at a duly called meeting on July 27, 2026, and that said fee schedule has not been modified or repealed, and is now in full force and effect"

TRI- COUNTY POINT PROPERTY OWNERS
ASSOCIATION

By: [Signature]
Ronald Mears, President

ACKNOWLEDGEMENT

THE STATE OF TEXAS §

§

COUNTY OF JACKSON §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared Ronald Mears, President of TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that she executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of September, 2026



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My Commission Expires: 10/26/2026

After recording, return to:
Tri-County Point Property Owners Association
14 County Road 480
Palacios, TX 77465-1642

FILED and RECORDED

Instrument Number: 2026-02637 B: OR V: 763 P: 292

Filing and Recording Date: 10/05/2026 11:18:24 AM Recording Fee: 33.00

I hereby certify that this instrument was FILED on the date and time stamped heron and RECORDED in the OFFICIAL PUBLIC RECORDS of Jackson County, Texas.



KM Respondek

Katherine M. Respondek, County Clerk
Jackson County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.